

THEYARD

establish + nurture + grow

Cessna Way
Cambridge Tasmania

SMALL BUSINESSES

A unique warehouse opportunity, thoughtfully designed for small business operators.

The Yard supports small business, by providing a place to **establish, nurture and grow**.



WAREHOUSES

- 13 x 97 square metre warehouses
- Automatic roller doors to a height of 5 metres
- Warehouse clearance height up to 6.9 metres
- Colored concrete panels for a premium look
- Access your warehouse via a 13 metre wide driveway space
- Keyless, secure access available 24/7
- Options to upgrade and customise



THE YARD

Future proof your business with capacity to expand your warehouse, into your private and secure yard space (STCA), or make the most of valuable hardstand space for your storage needs.



CORPORATE FACILITY

The Yard's corporate facility will provide owners a modern place to work, collaborate, meet with clients or just take a break from their busy day.



SHARED KITCHENETTE
AMENITIES



BATHROOM WITH
SHOWER



SECURE WIFI
ACCESS



SHARED
BOARDROOM



SHARED HOT DESKS
MEETING SPACES
& LOUNGE



PRINTING &
SCANNING FACILITIES



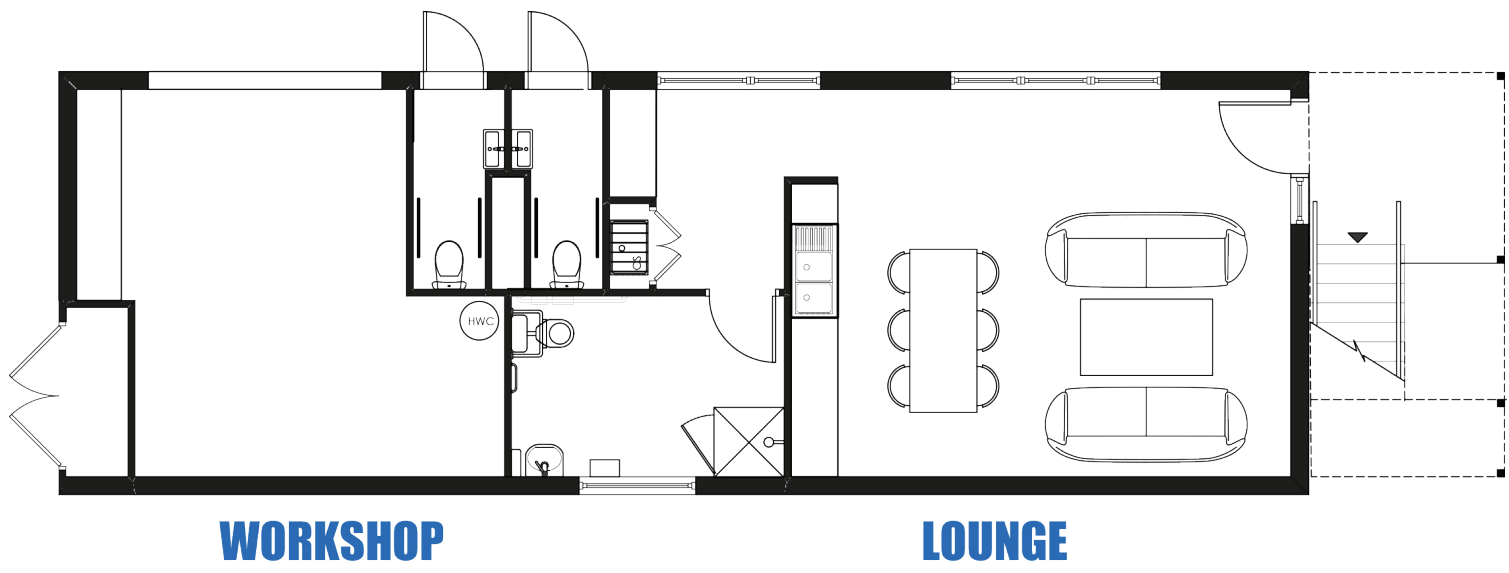
FORKLIFT
ACCESS



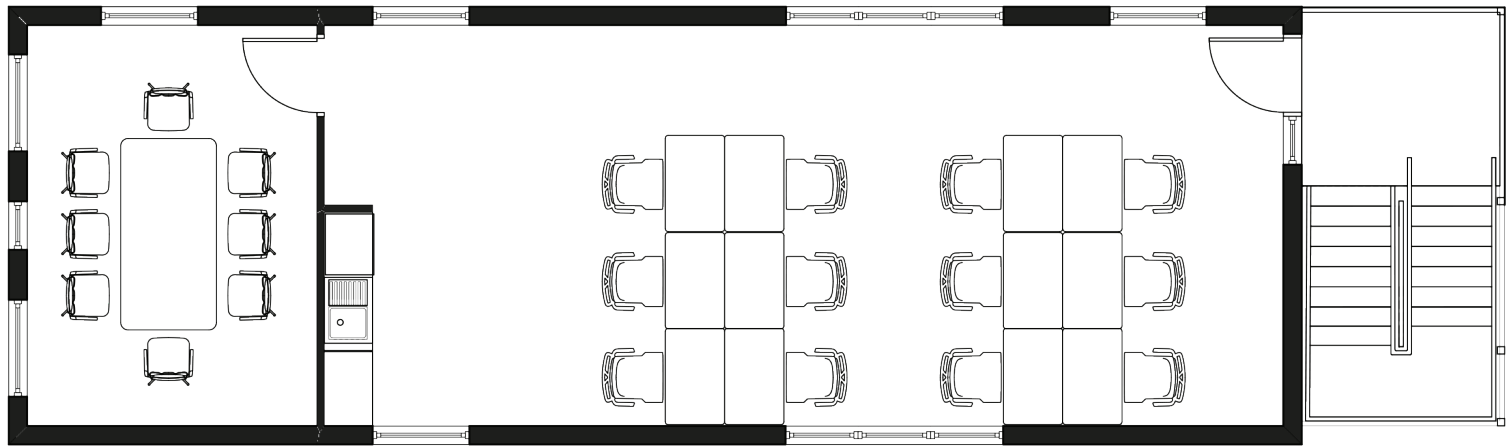
VEHICLE WASH
DOWN BAY



CORPORATE FACILITY - GROUND FLOOR



CORPORATE FACILITY - FIRST FLOOR



MEETING ROOM

OFFICE



SUPPORT

- Discounted IT support package from Larkins Tech for initial 12-month period
- Discounted website and social media platform design and build
- Provision of forklift for use by warehouse owners (must have forklift license)
- Provision of WIFI connection via corporate facility building
- Fully serviced, modern corporate facility and amenities

THEYARD



STUDIO 44
WEB + DESIGN

CAT[®] Lift Trucks

Warehouse

- Automatic roller doors to a height of 5 metres
- Warehouse clearance height up to 6.9 metres
- Colored concrete panels
- Private large yard space and driveway
- Keyless, secure access available 24/7
- Options to upgrade and customise
- Natural light provisions

External

- Access via generous 13 metre wide internal driveways
- Visitor car parking
- All common areas lit to local authority requirements

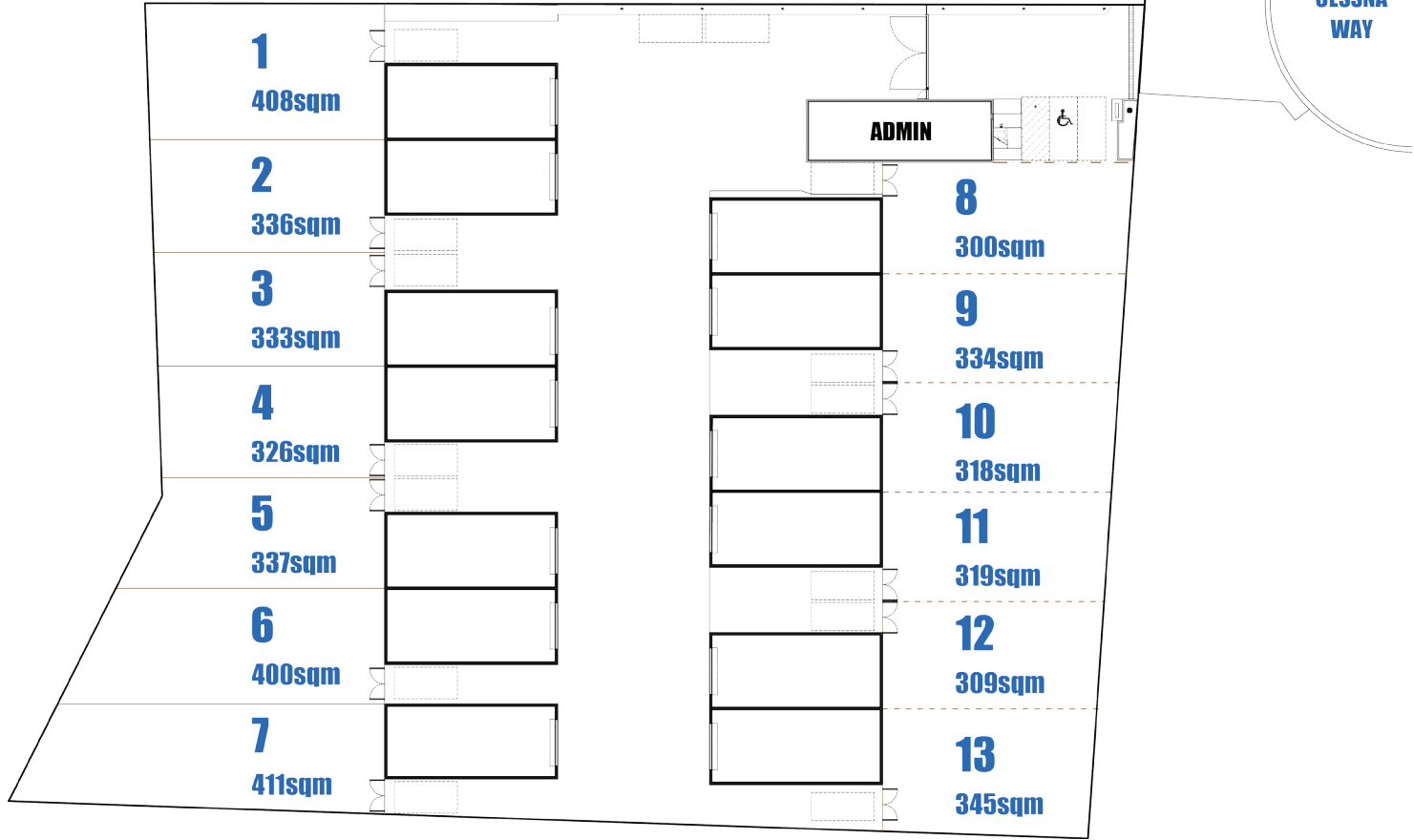
Corporate Facility

- Shared kitchenette facilities
- Bathroom facilities including shower
- Shared boardroom
- Shared hot desks, meeting spaces and lounge
- WIFI access
- Printing and scanning facilities
- Forklift access (for licensed owners)

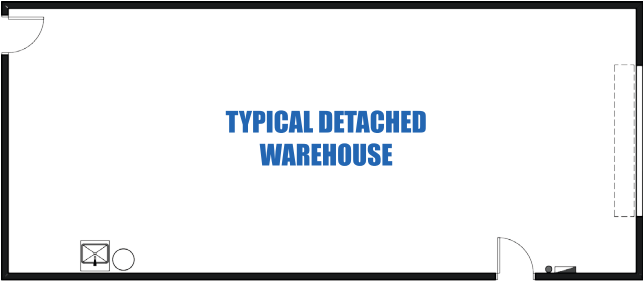
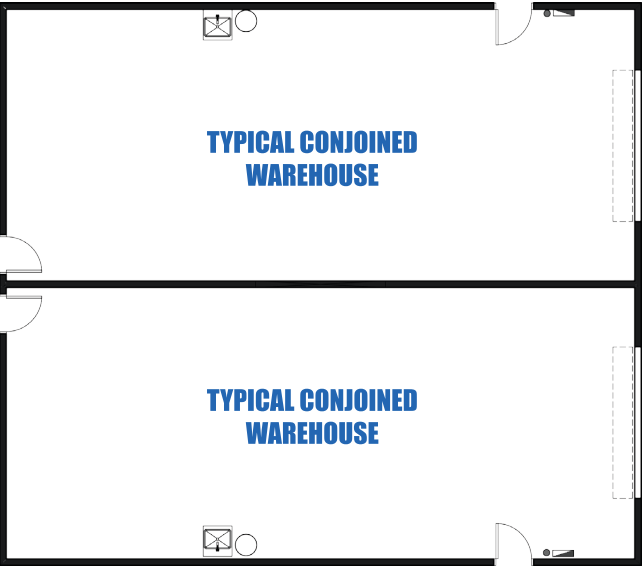
Security

- Remote Security Gate and CCTV
- Mobile app for 24/7 monitoring
- Modern keyless access
- Private Yard space secured by 1.8 metre high fencing

SITE PLAN



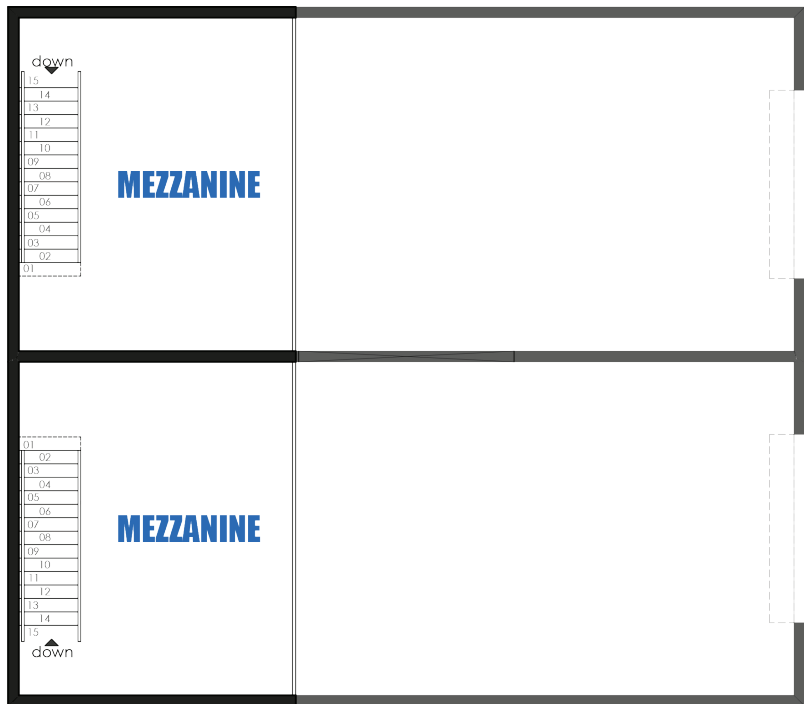
WAREHOUSE FLOOR PLAN



Addition of toilet



Addition of mezzanine



Addition of mezzanine & toilet



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Cessna Way, Cambridge
Tasmania 7170.

www.the-yard.com.au

DISCLAIMER: The contents of this brochure have been produced prior to completion of the development. All information, images and artist impressions of exterior and interiors contained within this site are for demonstrative purposes only and are intended as a guide. The information, dimensions, specifications, inclusions, landscaping and materials may be changed without notice. Interested parties are directed to rely on their own enquiries and information provided in the contract for sale and disclosure document(s).



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